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City of
Indianapolis
Bart Peterson, Mayor



City secures new tenants for Union Station

INDIANAPOLIS – The Metropolitan Development Commission (MDC) has approved three proposals that allow the City of Indianapolis, Department of Metropolitan Development (DMD) to establish leases with two businesses and one non-profit organization interested in opening in historic Union Station.

Bands of America (BOA), a not-for-profit organization aimed at positively impacting the community through participation in music, has proposed to lease 20,000 square feet of interior space in Union Station. El Sol De Tala Mexican Restaurant, which has an existing location on east Washington Street, has proposed using 6,970 square feet of space in Union Station along Meridian Street. The other business proposal involving Ugly Monkey, LLC would utilize 5,498 square feet of space at the southeast end of Union Station for a nightclub.

“The city is pleased to have laid the groundwork to welcome new tenants to Union Station,” DMD director Maury Plambeck said. “We are focused on making sure space is utilized in this historic landmark.”

As a not-for-profit, Bands of America would receive rent-free space, however, the organization would pay for utilities. Also, the lease would include commitments for BOA to host events in the city and make contributions through community programs. The proposed lease with El Sol De Tala includes a five-year commitment and annual rent starting at \$5 per square foot, along with four percent of sales in excess of \$1.5 million. The agreement with Ugly Monkey Nightclub, which plans to operate three nights a week, is for five years with an annual rent of \$10 per square foot, plus four percent of sales more than \$1.75 million.

Built in 1888, Union Station was later refurbished by private developers as a marketplace with retail shops and restaurants after passenger rail travel declined in the latter decades of the 20th century. It was acquired by the city in 1996.

In the last two years, the city has actively worked to find tenants for the former train shed. Currently, approximately 70,000 square feet of Union Station is being used. The 21st Charter School will open in Union Station this summer and Mayor Bart Peterson recently announced plans to house the new Mexican Consulate office in the building. Once all recent proposals are finalized, only 4,500 leasable space will remain in Union Station.

- 30 -

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